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## MINUTES

### REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, APRIL 4, 2006

The Board of Commissioners was called to order at 7:44 p.m.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner deHaan, Gilmore, Matarrese, Torrey and Chair Johnson

Absent: Commissioner Daysog

#### 2. CONSENT CALENDAR

Commissioner deHaan moved acceptance of the Consent Calendar. Commissioner Torrey seconded. Motion carried unanimously. Items accepted or adopted are indicated by an asterisk.

\*2-A. Minutes of the Regular Board of Commissioner meeting held January 3, 2006. Minutes were accepted.

\*2-B. Minutes of the Special Board of Commissioner meeting held January 3, 2006. Minutes were accepted.

#### 3. AGENDA

3-A. Adopting Housing Authority Budget for Fiscal Years FY2007 and FY2008. Commissioner Matarrese asked if the Section 8 reserves that had been drawn down had been restored by HUD. Executive Director Pucci responded no, saying he will provide a report on that issue. The reserve is slowly being replenished and additionally HUD has been asked to replenish over \$700K. The outcome from HUD is uncertain. A surplus in the Section 8 account has been built up but the surplus cannot be used to replenish reserves. Commissioner Matarrese asked if the Board could make a decision of how the surplus can be used. Mr. Pucci explained the surplus can only be used for Housing Assistance Payments to landlords on behalf of the tenants. The surplus funds are extremely restricted and HUD can recapture them. Commissioner Matarrese and Chair Johnson asked if additional vouchers could be issued. Mr. Pucci stated the funds cannot be used for additional vouchers. Currently we have the funds we need for the vouchers that have been allocated. He explained the surplus could be used in case the rental market went up and the Housing Authority had to pay more for rent or if tenant's incomes went down. There are no plans to use the surplus funds but they are there if needed. HUD has said they have the ability to recapture the funds but they have no plans in the immediate future. It is unusual to have this amount as a surplus. Commissioner Torrey moved that the Board of Commissioners:

1. Adopt the proposed budget, including the Extraordinary Maintenance Projects line item, for fiscal years 2006-07 and 2007-2008; for FY2007 and FY2008.
2. Adopt the proposed resolution for both budget years for the Conventional Low-Rent Housing Program No. CA062 (Esperanza); and
3. Recommend to the City Council to waive the Payment in Lieu of Taxes for both fiscal years.

Commissioner Matarrese seconded. Motion carried unanimously.

- 3-B. Resolving to Reappoint Michael Torrey as the Tenant Commissioner of the Board of Commissioners. Commissioner Matarrese moved to reappoint Michael Torrey as the Tenant Commissioner of the Housing Authority Board of Commissioners. Commissioner Gilmore seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

None.

5. COMMISSIONER COMMUNICATIONS

Commissioner Matarrese commented that the surplus is very large. He would like the surplus to be spent as intended and not go to another City. He asked that it be brought back to the Board addressing how the funds can be used to help people obtain housing in Alameda.

6. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 7:53 p.m.

Attest:

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Beverly Johnson, Chair

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Michael T. Pucci  
Executive Director / Secretary